



Lease Rate:
\$24.00 psf nnn

The Shoppes At Eastview 425 Talcottville Road Vernon, CT 06066

Retail spaces for lease in the plaza

425 Talcottville Road is a ±40,990 sf shopping center with a prime location on route 83 in Vernon. The plaza is anchored by Planet Fitness. Other tenants include Great Harvest Bread Co., Your CBD Store, and Spa Express.

The property has excellent visibility and is located at a signalized intersection. It is within close proximity to many local amenities including shopping and restaurants and is ADA compliant.

Features

- Space available for lease:
 - ±1,768 SF Space
 - ±1,778 SF Space
 - ±2,057 SF Space
 - ±2,189 SF Space
- Traffic Count – 26,353 vehicles per day
- At signalized intersection
- Parking – 200 spaces; 5.31/1,000
- Lot size – 3.96 acres

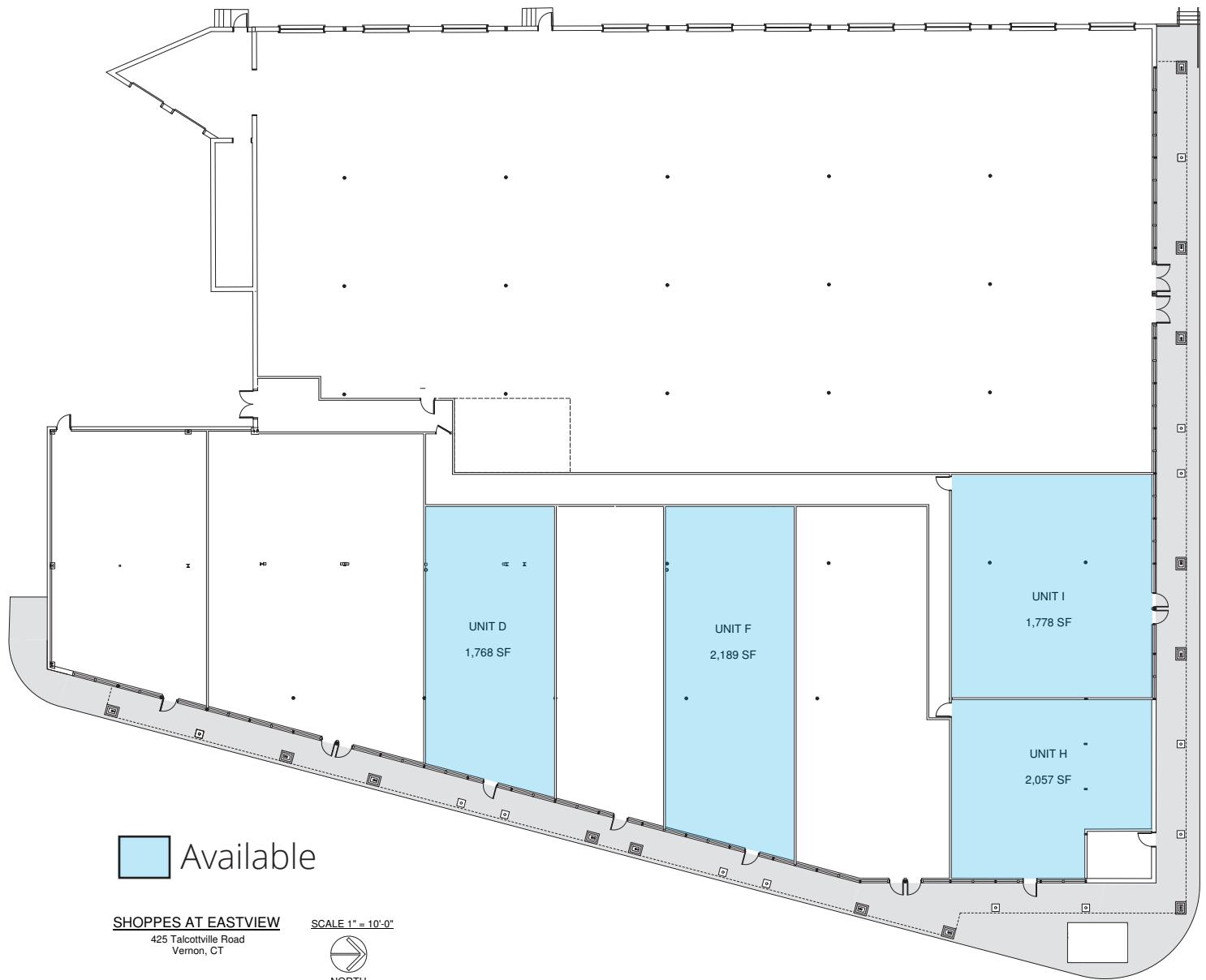
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The Shoppes At Eastview



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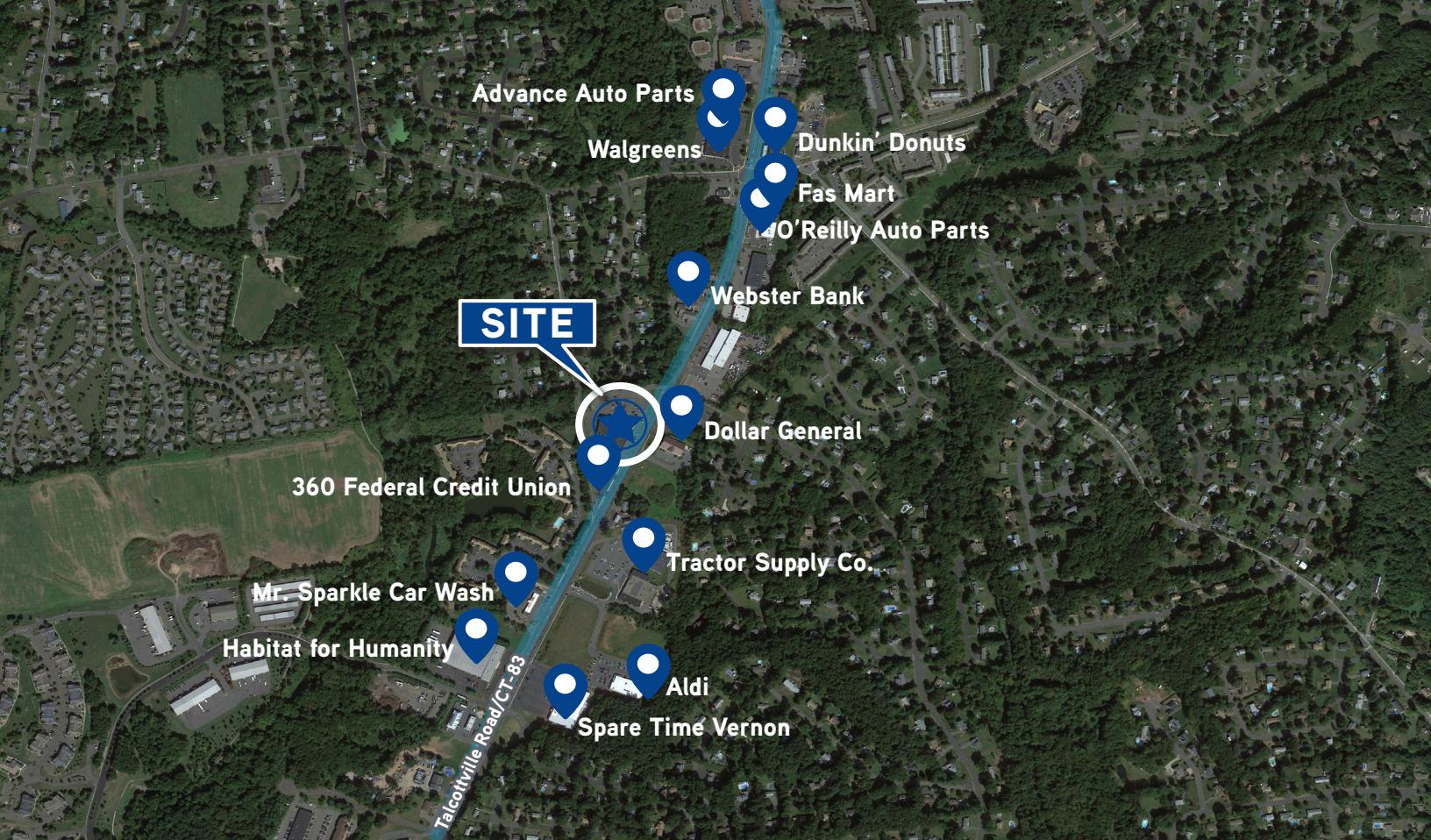
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Specifications

Address	425 Talcottville Road, Vernon, CT 06066
Space Available	±1,768 SF ±1,778 SF ±2,057 SF ±2,189 SF
Site Area	±3.96 acres
Location	Property is located on the highly traveled CT-83 N/Talcottville Road.
Traffic Counts	Talcottville Rd & Merline Rd 14,202 vpd Talcottville Rd & Regan Rd N 26,353 vpd
Zoning	Commercial
Lease Rate	\$24.00 psf nnn

Demographics



Current Population (2024)

1 Mile: 7,298
3 Miles: 46,315
5 Miles: 92,940



Households (2024)

1 Mile: 3,423
3 Miles: 20,098
5 Miles: 39,331



Average Household Income (2024)

1 Mile: \$100,168
3 Miles: \$105,320
5 Miles: \$108,760

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